

FOR SALE

Woodseaves Methodist Church, ST20 0LF

Site Area: 0.10 ha / 0.24 acres.

BK | Bruton
Knowles

est. 1862



Woodseaves Methodist Church



LOCATION

The property is located in Woodseaves, a village approximately 9 miles to the west of Stafford Town Centre. The property is situated on the corner of High Offley Road and the A519 Newport Road, a predominately residential area with a Primary School and a public house within 0.3 miles, approximately a 5 minute walk, from the property.

DESCRIPTION

A single storey detached building constructed with solid red brickwork, slate tiled pitched roofs with part single glazed timber framed windows and part UPVC double glazed windows. The building sits in a good-sized plot with a garden to the side which has gated access from High Offley Road. Internally, the Property comprises of a Church Hall, Vestry, Kitchen, Storage/Office and separate male and female WC/s. There is a ramped access to the main entrance fronting High Offley Road.

TENURE

Freehold with vacant possession on completion.

VAT

The property is not eligible for VAT.

SERVICES

It is understood that all mains electricity and water are connected to the property. None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves on their condition, efficiency, and suitability as per their individual requirements.

EPC

The property is considered to be exempt of an EPC.

ACCOMMODATION

Individual room measurements are outlined in the table below. The approximate Gross Internal Area is 166,222 sq. m (1,789 sq. ft), and the total site area is approximately 0.10 ha / 0.24 acres.

Building	GIA (Sq M)	GIA (Sq ft)
Church Hall	79.7	858
Vestry	18.43	198
Kitchen	9.4	101
Storage/Office	8.29	89
Total	115.82	1,246

PLANNING

The Property may be suitable for alternative uses and/or redevelopment subject to planning. We recommend all interested parties to complete their own enquiries with the Local Planning Authority, Stafford Borough Council, on 01785 619337 / planning@staffordbc.gov.uk.



LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

OFFERS

All enquiries welcome by 12:00pm on Thursday 6th October 2022. Submissions are to be made using the proforma which is available in the data room.

VIEWING

Viewing appointments available on request, by prior appointment with Bruton Knowles.

OVERAGE

The Vendor reserves the right to receive a future Overage being a percentage of the net increase in value created by planning consent over and above the base purchase price or part thereof.

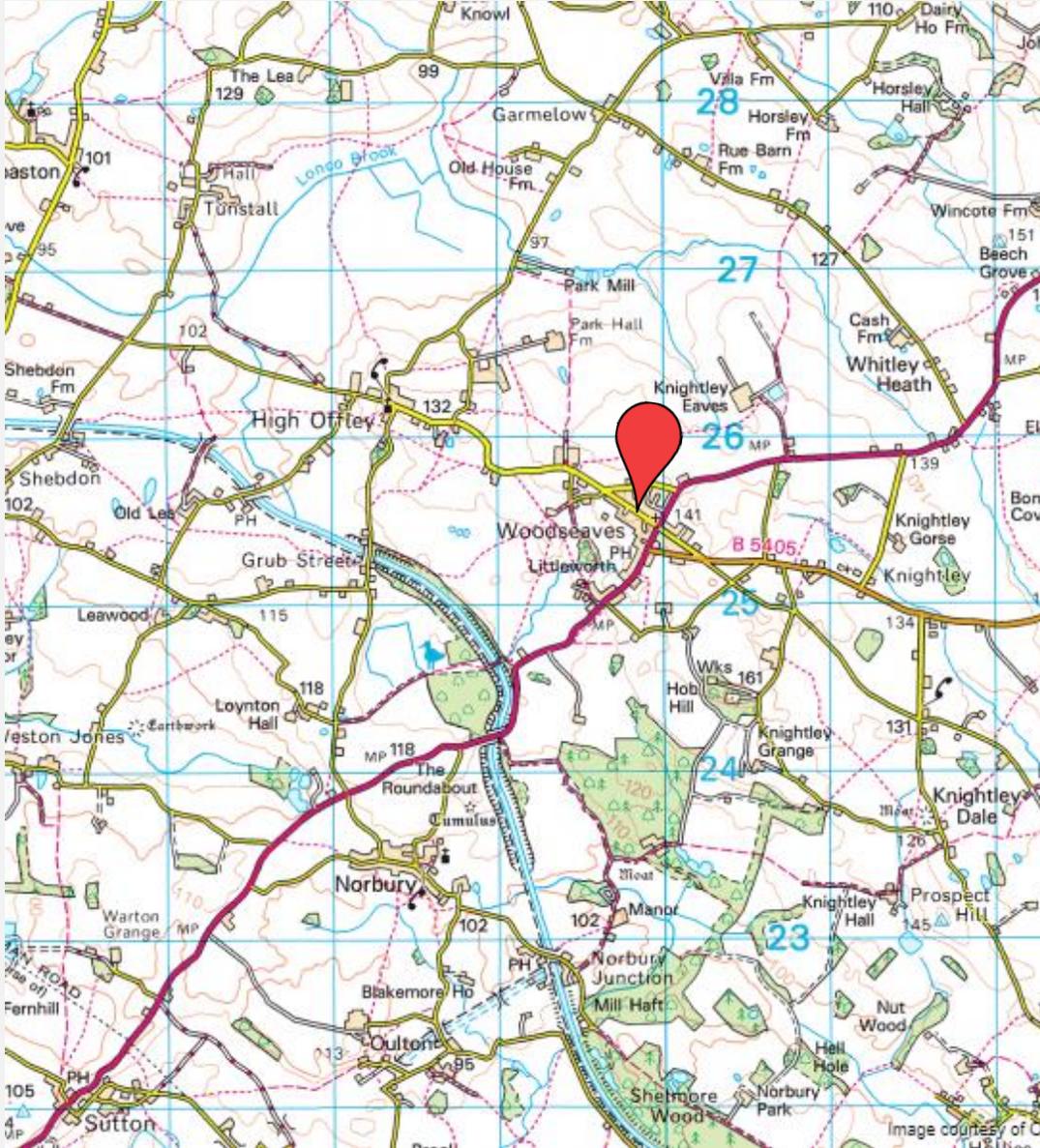
TECHNICAL PACK

Please contact the marketing agents at julie.mills@brutonknowles.co.uk (0121 200 1100) for access to the online data room which includes all relevant information to the site and property.

SUBJECT TO CONTRACT

AUGUST 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

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